



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Los Angeles River Center and Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944 Fax (323) 221-9934

Request for Proposals

To Plan, Permit, Construct, and Operate Solar Energy Facility on Property Owned by the Mountains Recreation and Conservation Authority in Los Angeles County

The Mountains Recreation and Conservation Authority (MRCA) is a local public agency organized pursuant to Government Code Section 6500, *et seq.* which owns and/or operates over 60,000 acres of public open space and parkland throughout Southern California. The MRCA is hereby requesting proposals from qualified energy consultants/developers ("Consultant") to partner with the MRCA to develop a solar energy facility on MRCA-owned property in an unincorporated area of the Antelope Valley in Los Angeles County ("Project").

1. General Property Information:

Location:	East Palmdale Blvd & 230 th St East
Assessor's Parcel Numbers:	3091-018-900 & 901
Acreage:	77.88 net acres

2. Current Use

Property is owned and maintained as open space by the MRCA.

3. Project Description

The property described in Section 1 has been identified as desirable for solar energy production with immediate proximity to transmission infrastructure. The MRCA is exploring the possibility of developing this property as a long term solar energy generating facility in partnership with private Consultant.

In consultation with the MRCA staff, the Consultant will be responsible for all aspects of development, including, but not limited to, securing required permits, engineering, planning, construction, and connection with utility infrastructure. Development and operation of Project must comply with all applicable federal, state, and local laws and regulations. Consultant shall generally serve as liaison between the MRCA and all regulatory, public, and private entities for the

purposes of the Project. All capital and expenses must be assumed by the Consultant, with compensation/revenue sharing to be determined. Proposals should include a range of potential compensation/revenue sharing arrangements with the MRCA.

The MRCA will serve as lead agency for CEQA purposes. Spring 2011 flora and fauna studies of the site were conducted by the MRCA. MRCA staff will work synergistically with Consultant and will provide project oversight as necessary.

4. Proposal Requirements

- Development - Proposals shall include a comprehensive development plan for all phases of the Project, including planning, design, permitting, construction, and operation.
- Funding – Proposals shall include a detailed funding/business plan for Project development. All aspects of funding should be addressed, including potential for private investment, public subsidies, deferred payments, etc. The MRCA will consider a wide range of funding plans. As a joint powers authority the MRCA may have the authority to issue bonds for alternative energy projects.
- Compensation – Proposals shall include Consultant's proposed compensation. The MRCA will consider a wide range of compensation plans, including, but not limited to a flat fee, deferred payments, and revenue sharing.
- Operation – Proposals shall include long term plans for project operation and maintenance. Long term operation and maintenance may or may not include participation of Consultant.
- Consultant Information – Proposals shall include all relevant information on Consultant, including contact information, qualifications, relevant work experience (including a list of names and contacts for clients within the last 5 years), experience on public projects (including project description with scope and costs), any relation to or prior contact with MRCA personnel, and disclosure of any material claims or actions taken against Consultant within a period of ten (10) years prior to the date of this RFP.
- Compliance with Applicable Laws – Proposals shall comply with all federal, state, and local laws and regulations. Consultant shall review and comply with California Government Code Section 4525, *et seq.*, relating to contracts for professional services. Consultant shall also be familiar with the MRCA, and public agencies and joint powers agencies in general, and its inherent powers and limitations. Proposals shall adhere to these parameters.

5. Proposal Review and Selection

Proposals shall be reviewed by a committee of qualified individuals selected by MRCA staff. The MRCA reserves the right to request additional information from all potential Consultants.

Selection shall be based several criteria, including, but not limited to the following:

- Potential for revenue generation and net income to the MRCA;
- Qualification of Consultant, including familiarity and experience with public agencies
- Comprehensiveness of proposal and adherence to Proposal requirements as described herein;
- Efficiency and timeliness of Project timeline;
- Environmental impact.

6. Submission of Proposals

Proposals shall be submitted to:

Mountains Recreation and Conservation Authority
Requests for Proposals – Solar Energy
5810 Ramirez Canyon Road
Malibu, CA 90265

Proposals must be received by 5pm on November 1, 2011.

7. Registration

Prior to submission of proposal, all interested parties should register with the MRCA by sending an email to 'solarRFP@mrca.ca.gov'. Please include "Solar RFP Registration" in the subject line, and include the name of the firm and all appropriate contact information. Registering will allow the MRCA to communicate important updates to all interested parties.

8. Questions and Clarifications

All questions and clarifications should be submitted by email only and addressed to 'solarRFP@mrca.ca.gov'. Responses to selected inquiries will be posted to the project webpage, located at <http://www.mrca.ca.gov/projectlisting.html>. No phone calls, please. It is the responsibility of all interested parties to check project webpage for responses to questions and clarifications.

9. Miscellaneous

The MRCA reserves the right to reject all proposals and pursue alternative methods of completing Project. In the event that additional subcontractors and/or subconsultants are required to complete the Project, the MRCA reserves the right to approve all said subcontractors/subconsultants. The MRCA also reserves the right to award other Project related work to other entities as necessary in the MRCA's sole discretion.

All potential Consultants represent and warrant that they, he, she, or the officers, directors, and/or employees of bidder are not related by blood or marriage to any member of the governing boards of the Mountains Recreation and Conservation Authority, the Conejo Recreation and Park District, the Rancho Simi Recreation and Park District, the Santa Monica Mountains Conservancy, the Santa Monica Mountains Conservancy Advisory Committee, or any other joint powers authority for which the Santa Monica Mountains Conservancy is a constituent member, or to any officer, director or staff member of any of the aforesaid public agencies. "Related by blood or marriage" is defined as being a parent, child (including step children), sibling, grandparent, grandchild, aunt, uncle, niece, nephew, spouse, domestic partner, father-in-law, mother-in-law, sister-in-law or brother-in-law. The MRCA reserves the right to immediately cancel any contract entered into if it discovers a breach of this warranty and representation. Bidder shall be liable for all damages sustained by the MRCA as a result of the breach.

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